

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TIMOTHY J. YOO (SBN 155531) tjy@lnbyg.com CARMELA T. PAGAY (SBN 195603) ctp@lnbyg.com LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, California 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Heide Kurtz, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: YIWEN CHEN, <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 2:21-bk-18702-NB CHAPTER: 7 <div style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</div>

Sale Date: 04/28/2022	Time: 10:00 am via ZoomGov
Location: United States Bankruptcy Court, Courtroom 1545, 255 E. Temple Street, Los Angeles, California 90012	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** Can Be Made Orally At Hearing

Description of property to be sold:
Flat D, 55/F Block/Tower 5, Grand Waterfront, 38 San Ma Tau Street, Tokwawan, Kowloon, Hong Kong (the "Property")

Terms and conditions of sale: _____
Condition of Property: Property purchased "as-is" without any representations or warranties of any kind

Proposed sale price: \$ 11,680,000.00 (Hong Kong Dollars)

Overbid procedure (if any): N/A

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Carmela T. Pagay, Esq.
Levene, Neale, Bender, Yoo & Golubchik L.L.P.
2818 La Cienega Avenue
Los Angeles, CA 90034
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: ctp@lnbyg.com

Date: 04/21/2022

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2818 La Cienega Avenue, Los Angeles, CA 90034.

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **April 21, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Heide Kurtz (TR) trustee@hkurtzco.com, C169@ecfbis.com
- Christopher J Langley chris@slclawoffice.com, omar@slclawoffice.com; langleycr75251@notify.bestcase.com
- Carmela Pagay ctp@lnbyg.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Sam X J Wu wuefile@yahoo.com
- Timothy J Yoo tjy@lnbyb.com

2. SERVED BY UNITED STATES MAIL: On **April 21, 2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **April 21, 2022**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

None.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

April 21, 2022
Date

Damon Woo
Type Name

/s/ Damon Woo
Signature

Label Matrix for local noticing
0973-2
Case 2:21-bk-18702-NB
Central District of California
Los Angeles
Thu Apr 21 16:08:22 PDT 2022

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

(p)JPMORGAN CHASE BANK N A
BANKRUPTCY MAIL INTAKE TEAM
700 KANSAS LANE FLOOR 01
MONROE LA 71203-4774

Gs Bank Usa
Attn: Bankruptcy
Lockbox 6112 PO Box 7247
Philadelphia, PA 19170-0001

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o National Bankruptcy Services, LLC
P.O. Box 9013
Addison, Texas 75001-9013

(p)LOS ANGELES COUNTY TREASURER AND TAX COLLE
ATTN BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

Lender's Foreclosure Services
PO BOX 92086
City of Industry, CA 91715-2086

Nina Huang
2361 Kinclair Dr.
Pasadena, CA 91107-1000

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Heide Kurtz (TR)
2515 S. Western Avenue #11
San Pedro, CA 90732-4643

Nina Huang
c/o Shioda Langley Chang LLP
1063 E. Las Tunas Dr
San Gabriel, CA 91776-1632

Sam X J Wu
Law Offices of Sam X.J. Wu APC
8600 Utica Ave., Building 100
Rancho Cucamonga, CA 91730-4875

Yiwen Chen
2201 Via Carrillo Unit 3A
Palos Verdes Peninsula, CA 90274-2771

Christopher J. Langley, Esq.
Shioda, Langley & Chang, LLP
1800 N. Broadway, Suite 200
Santa Ana, CA 92706

Xiaoyan Zhang,
Flat D, 6th Floor, Tower 5
Grand Waterfront, 38 San Ma Tau Street
Tokwawan, Kowloon, Hong Kong

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Chase Card Services
Attn: Bankruptcy
Po Box 15298
Wilmington, DE 19850

LOS ANGELES COUNTY TREASURER AND TAX COLLECT
ATTN: BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NEF

(u)ECF NOTICE

(u)Keller Williams & KW Commerical

(u)Levene, Neale, Bender, Yoo, & Golubchik LL

End of Label Matrix
Mailable recipients 12
Bypassed recipients 4
Total 16